HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

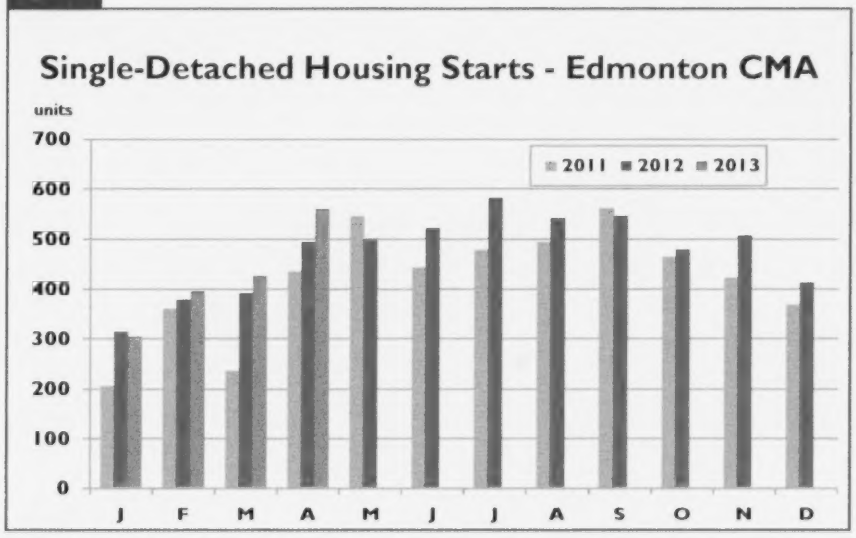
Home Market

Edmonton Housing Starts in April 2013

Housing starts in the Edmonton Census Metropolitan Area (CMA) continued to trend up in the fourth month of 2013. There were a total of 1,503 units started in April 2013, up from 967 starts in April 2012. Within the City of Edmonton, total housing starts rose in April to 1,318 units from 569 units in 2012. During the first four month of 2013, total starts in the Edmonton CMA increased by 37 per cent from corresponding levels in 2012, reaching 4,352 units.

Single-detached starts in the Edmonton CMA increased by 14 per cent year-over-year in April, totalling 560 units. This represents the third consecutive month that single-

Figure 1



Source: CMHC

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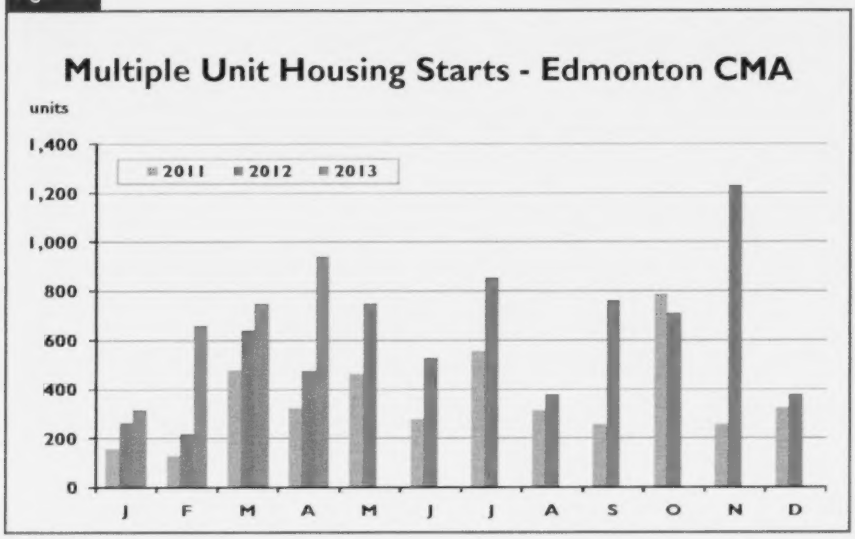
Figure 2



Source: CMHC

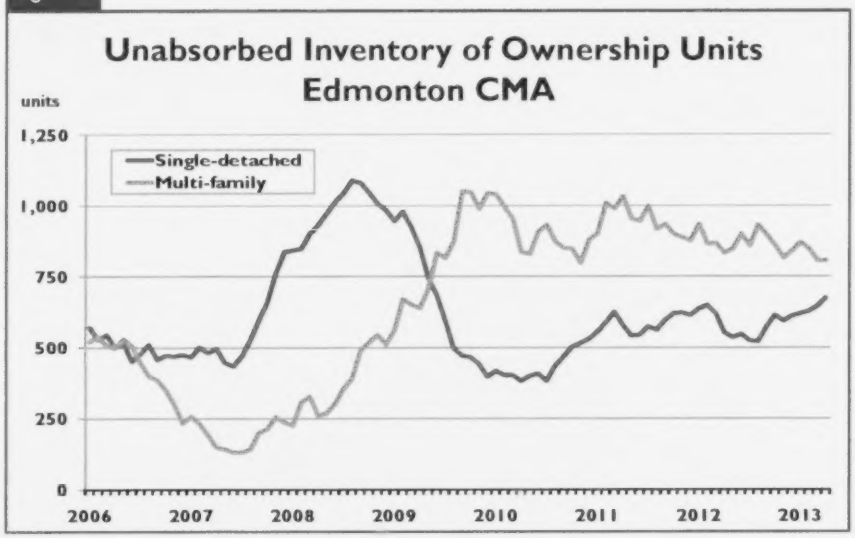
detached starts outperformed the previous year. Starts inside Edmonton City limits rose by 32 per cent from April 2012, totalling 412 units in April 2013. On a year-to-date basis, single-detached starts in the Edmonton CMA increased seven per cent over corresponding levels in 2012, reaching 1,685 units.

In the Edmonton CMA, there were 513 single-detached units completed in April 2013, a 32 per cent increase from the 390 units finished in 2012. The number of single-detached units under construction was at 3,731 in the fourth month of 2013, up 11 per cent from a year earlier. There were 485 single-detached units absorbed in April 2013, up seven per cent from the corresponding month in 2012. With completions surpassing absorptions, the inventory of complete and unabsorbed single-detached homes increased to 674 units in April 2013, up from 552 units in the same month a year earlier.

The average absorbed price of single-detached units in April moved up by four cent year-over-year to $521,842. The median price of absorbed single-detached homes, on the other hand, decreased one per cent to $451,082. By comparison, data from Statistics Canada's New House Price Index (NHPI) in March 2013 remained stable for the Edmonton CMA. Contractor selling prices reported in the index increased by less than one per cent from the previous year. Within the city of Edmonton, the average absorbed price for a single-detached home was $514,956 in April 2013, up from the $496,080 recorded in the same month in 2012.

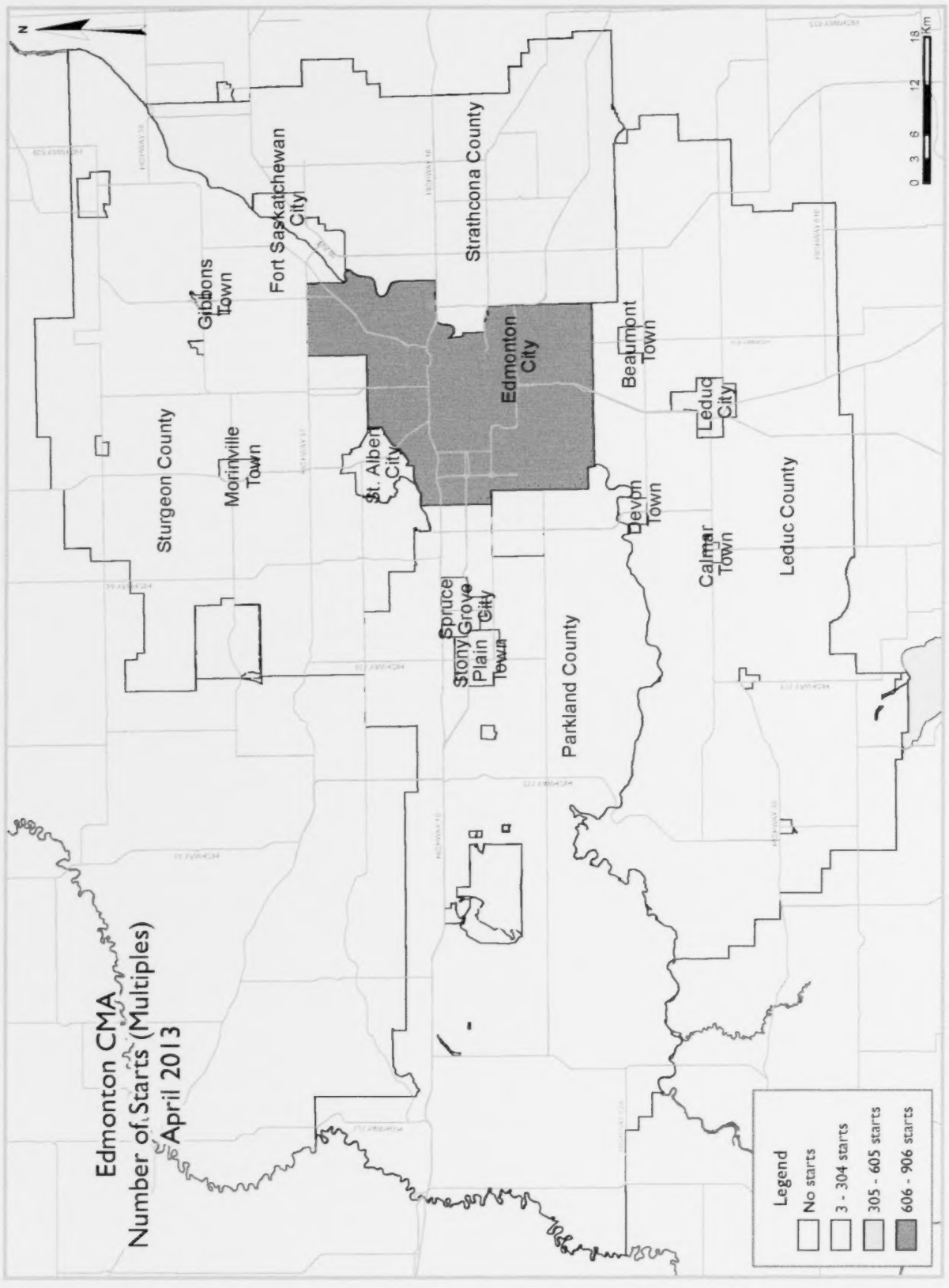
Multi-family starts in the Edmonton CMA, which consist of semi-detached units, rows, and apartments, totalled 943 units in April compared to the 474 units started in April 2012. The majority occurred within the City of Edmonton. Increases were seen across all segments in the multi-family category with the exception of semi-detached homes. Apartment starts totalled 670 units in April compared to 177 starts in April 2012, while row housing starts increased to 115 units from 101 units in 2012. Semi-detached starts, on the other hand, decreased to 158 units compared to 196 starts recorded in the same month in 2012. During the first four months of 2013, multi-family starts across the Edmonton CMA increased by 67 per cent from 2012 levels, totalling 2,667 units.

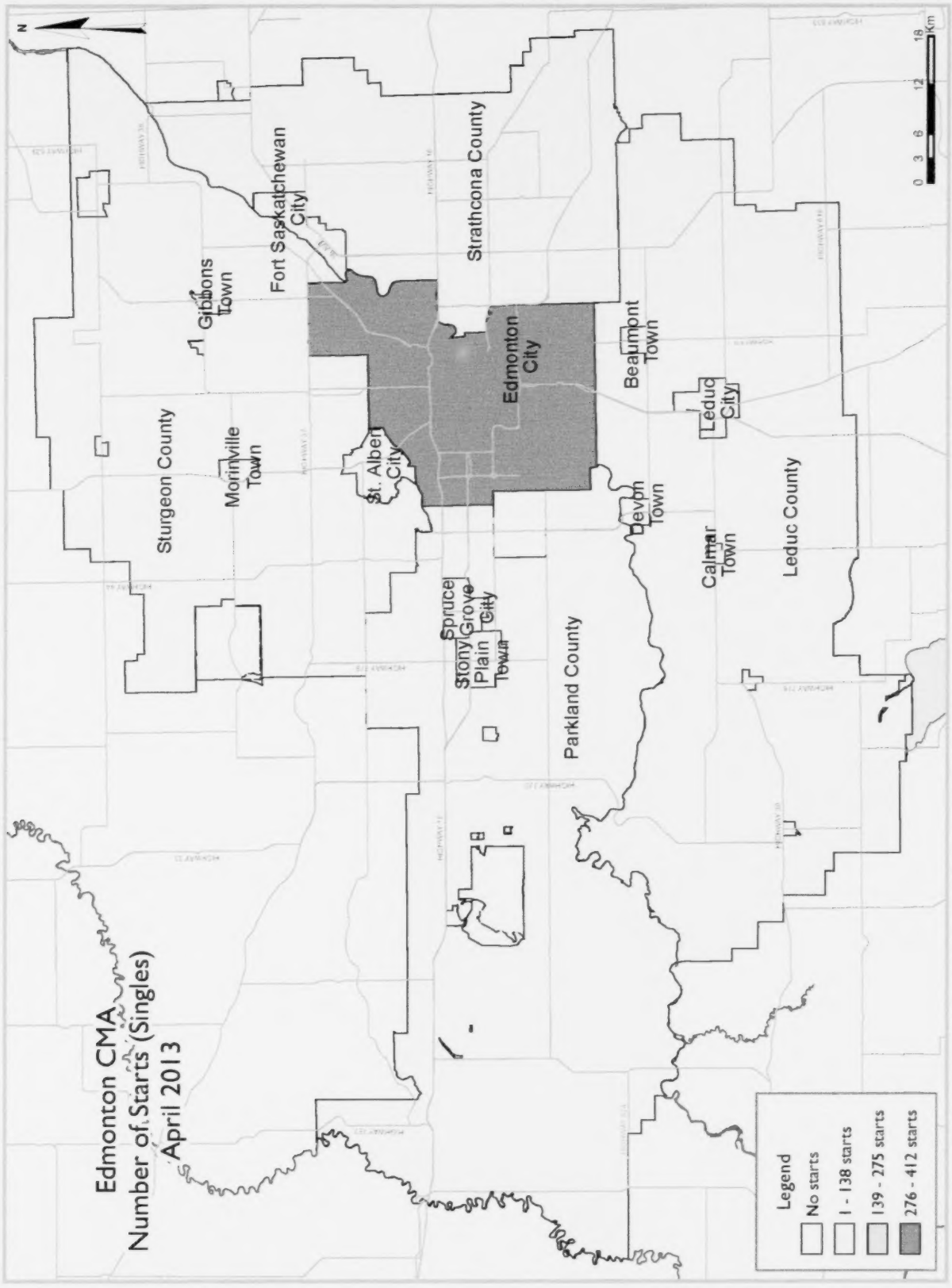
Figure 3

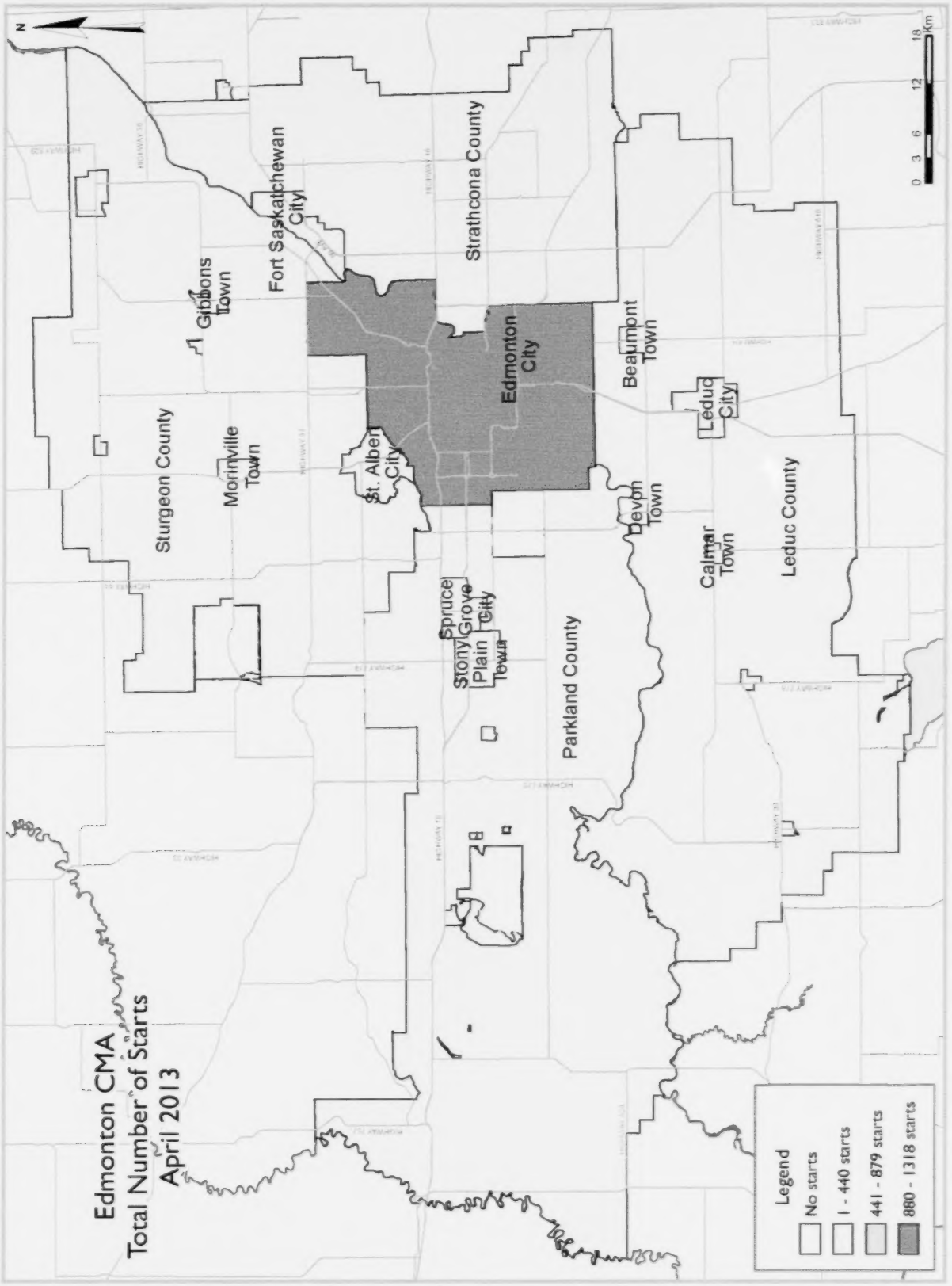


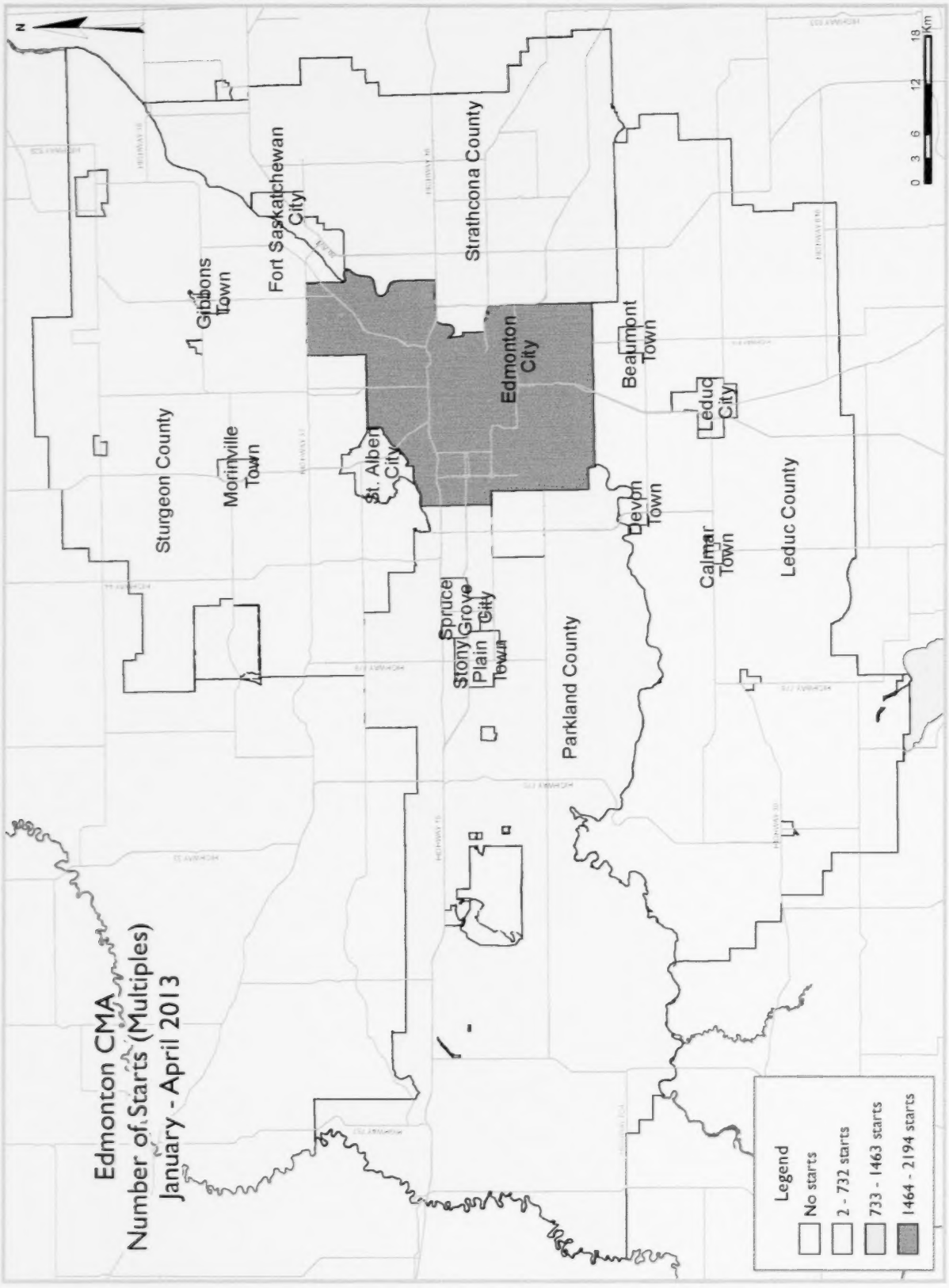
Source: CMHC

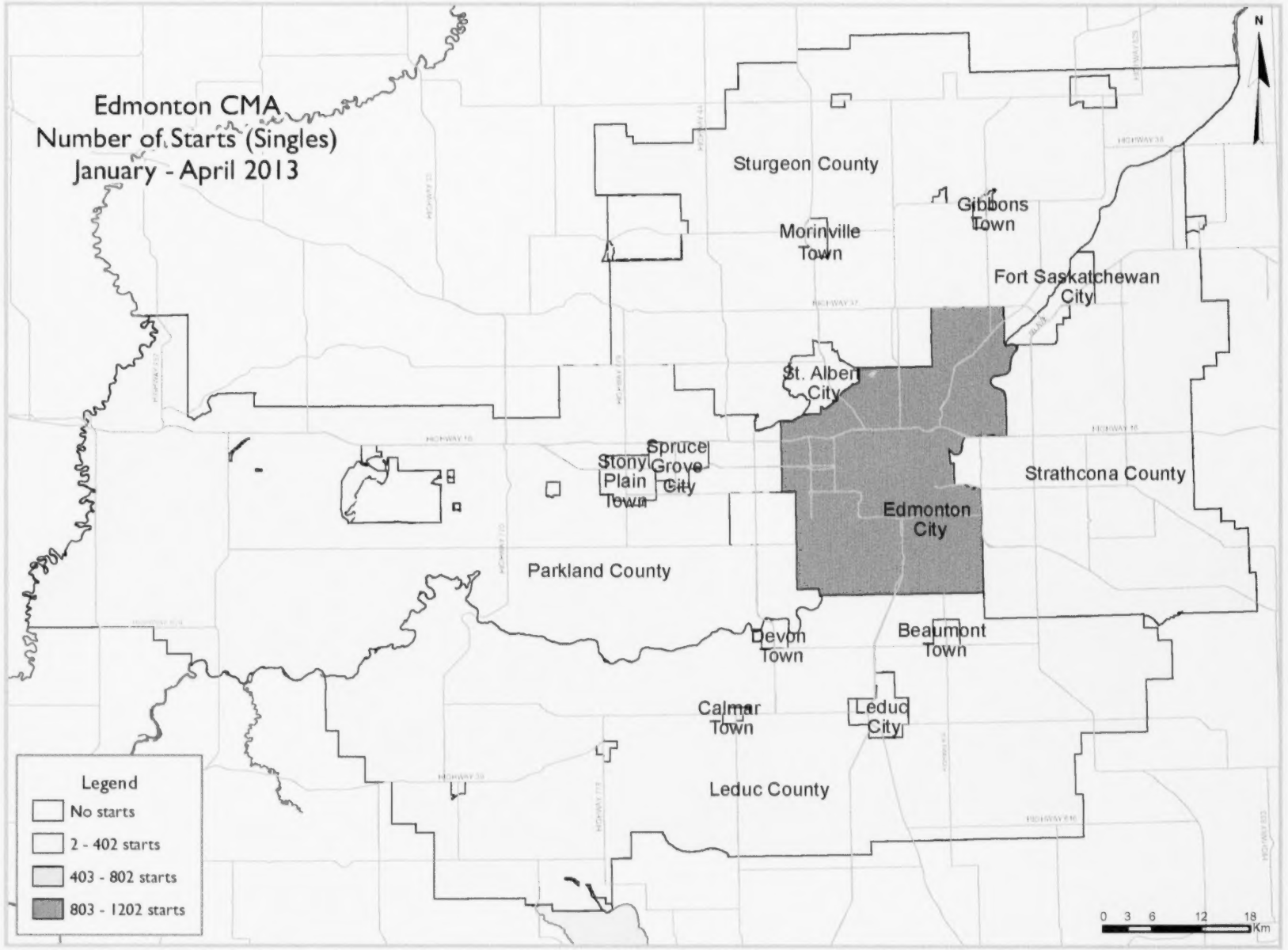
Due to a rise in multi-family starts in 2012, completions of multi-family units continued to increase on a year-over-year basis in April 2013. There were 570 completed units in Edmonton from the 179 units recorded in the same month in 2012. The number of multi-family units under construction moved up as well. A total of 8,566 multi-family units were under construction in April, up from the 6,111 units in 2012. This rise in units under construction has yet to put upward pressure on multi-family inventories, as the number of complete and unabsorbed units for ownership tenure remained lower than the previous year.

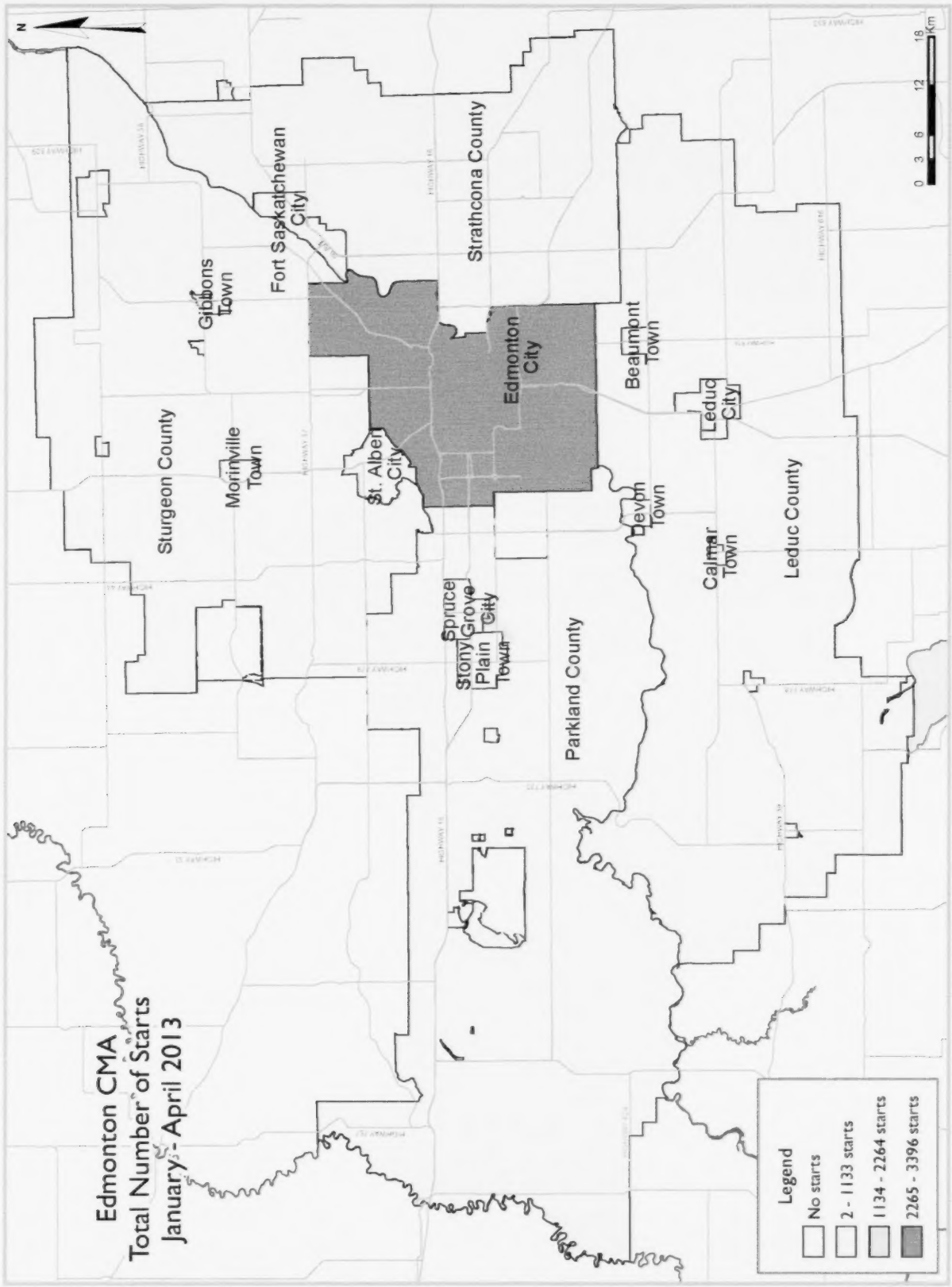

Edmonton CMA
Number of Starts (Multiples)
April 2013
N
0 3 6 12 18 Km
Legend
No starts
3 - 304 starts
305 - 605 starts
606 - 906 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
April 2013
Legend
No starts
1 - 138 starts
139 - 275 starts
276 - 412 starts
Km
0 3 6 12 18
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
April 2013
N
0 3 6 12 18 Km
Legend
No starts
1 - 440 starts
441 - 879 starts
880 - 1318 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - April 2013
Legend
No starts
2 - 732 starts
733 - 1463 starts
1464 - 2194 starts
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - April 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 402 starts
403 - 802 starts
803 - 1202 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - April 2013
Legend
No starts
2 - 1133 starts
1134 - 2264 starts
2265 - 3396 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	560	158	35	0	64	540	16	130	1,503
April 2012	492	188	18	1	91	59	0	118	967
% Change	13.8	-16.0	94.4	-100.0	-29.7	**	n/a	10.2	55.4
Year-to-date 2013	1,684	578	143	1	305	1,094	16	531	4,352
Year-to-date 2012	1,573	546	71	3	269	113	4	593	3,172
% Change	7.1	5.9	101.4	-66.7	13.4	**	**	-10.5	37.2
UNDER CONSTRUCTION									
April 2013	3,718	1,322	204	5	1,048	4,099	36	1,865	12,297
April 2012	3,349	988	151	7	869	2,895	25	1,192	9,476
% Change	11.0	33.8	35.1	-28.6	20.6	41.6	44.0	56.5	29.8
COMPLETIONS									
April 2013	512	152	23	1	86	157	2	150	1,083
April 2012	385	86	0	5	83	10	0	0	569
% Change	33.0	76.7	n/a	-80.0	3.6	**	n/a	n/a	90.3
Year-to-date 2013	1,699	596	76	2	303	516	24	851	4,067
Year-to-date 2012	1,597	390	12	7	281	179	8	325	2,799
% Change	6.4	52.8	**	-71.4	7.8	188.3	200.0	161.8	45.3
COMPLETED & NOT ABSORBED									
April 2013	674	192	28	0	153	435	n/a	n/a	1,482
April 2012	550	98	22	2	205	509	n/a	n/a	1,386
% Change	22.5	95.9	27.3	-100.0	-25.4	-14.5	n/a	n/a	6.9
ABSORBED									
April 2013	484	159	29	1	73	151	n/a	n/a	897
April 2012	450	110	3	4	63	27	n/a	n/a	657
% Change	7.6	44.5	**	-75.0	15.9	**	n/a	n/a	36.5
Year-to-date 2013	1,635	564	72	2	314	556	n/a	n/a	3,143
Year-to-date 2012	1,658	413	8	5	227	248	n/a	n/a	2,559
% Change	-1.4	36.6	**	-60.0	38.3	124.2	n/a	n/a	22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2013	412	138	28	0	54	540	16	130	1,318
April 2012	312	136	3	1	58	59	0	0	569
Beaumont Town									
April 2013	11	0	0	0	0	0	0	0	11
April 2012	13	0	3	0	0	0	0	0	16
Devon Town									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2013	8	0	0	0	0	0	0	0	8
April 2012	35	8	4	0	0	0	0	0	47
Leduc City									
April 2013	24	8	0	0	7	0	0	0	39
April 2012	28	18	0	0	12	0	0	0	58
Leduc County									
April 2013	10	0	0	0	0	0	0	0	10
April 2012	3	0	0	0	0	0	0	0	3
Morinville Town									
April 2013	3	0	3	0	0	0	0	0	6
April 2012	6	0	0	0	0	0	0	0	6
Parkland County									
April 2013	11	0	0	0	0	0	0	0	11
April 2012	2	0	0	0	0	0	0	0	2
Spruce Grove City									
April 2013	19	6	4	0	0	0	0	0	29
April 2012	22	16	8	0	0	0	0	0	46
St. Albert City									
April 2013	8	0	0	0	0	0	0	0	8
April 2012	20	0	0	0	0	0	0	118	138
Stony Plain Town									
April 2013	14	6	0	0	0	0	0	0	20
April 2012	4	2	0	0	0	0	0	0	6
Strathcona County									
April 2013	29	0	0	0	3	0	0	0	32
April 2012	34	8	0	0	21	0	0	0	63
Sturgeon County									
April 2013	9	0	0	0	0	0	0	0	9
April 2012	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	6	0	0	0	0	0	0	0	6
Edmonton CMA									
April 2013	560	158	35	0	64	540	16	130	1,503
April 2012	492	188	18	1	91	59	0	118	967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2013	2,427	1,000	127	5	850	3,775	32	1,543	9,759
April 2012	1,948	712	105	7	644	2,564	17	775	6,772
Beaumont Town									
April 2013	145	28	27	0	0	0	0	0	200
April 2012	186	16	3	0	0	0	0	66	271
Devon Town									
April 2013	11	0	0	0	5	0	0	0	16
April 2012	7	2	0	0	5	0	0	0	14
Fort Saskatchewan City									
April 2013	135	38	0	0	8	0	0	0	181
April 2012	141	46	4	0	4	0	0	0	195
Leduc City									
April 2013	198	84	15	0	32	160	0	0	489
April 2012	193	86	0	0	32	0	4	0	315
Leduc County									
April 2013	100	0	0	0	0	0	0	0	100
April 2012	80	2	0	0	0	0	0	0	82
Morinville Town									
April 2013	35	4	11	0	23	0	0	0	73
April 2012	30	0	4	0	23	0	0	0	57
Parkland County									
April 2013	119	10	0	0	0	0	0	0	129
April 2012	123	4	0	0	0	0	0	0	127
Spruce Grove City									
April 2013	97	66	24	0	13	92	0	143	435
April 2012	103	56	35	0	34	99	0	103	430
St. Albert City									
April 2013	94	10	0	0	0	72	0	79	255
April 2012	131	8	0	0	0	0	0	214	353
Stony Plain Town									
April 2013	54	48	0	0	28	0	0	0	130
April 2012	47	22	0	0	36	0	0	0	105
Strathcona County									
April 2013	209	34	0	0	89	0	0	69	401
April 2012	218	32	0	0	91	232	0	34	607
Sturgeon County									
April 2013	57	0	0	0	0	0	0	0	57
April 2012	99	0	0	0	0	0	0	0	99
Remainder of the CMA									
April 2013	37	0	0	0	0	0	4	31	72
April 2012	43	2	0	0	0	0	4	0	49
Edmonton CMA									
April 2013	3,718	1,322	204	5	1,048	4,099	36	1,865	12,297
April 2012	3,349	988	151	7	869	2,895	25	1,192	9,476

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2013	297	96	0	1	70	157	2	150	773
April 2012	215	58	0	4	57	10	0	0	344
Beaumont Town									
April 2013	28	8	4	0	0	0	0	0	40
April 2012	10	0	0	0	16	0	0	0	26
Devon Town									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
April 2013	21	0	0	0	0	0	0	0	21
April 2012	23	0	0	1	2	0	0	0	26
Leduc City									
April 2013	20	10	0	0	0	0	0	0	30
April 2012	12	16	0	0	0	0	0	0	28
Leduc County									
April 2013	8	0	0	0	0	0	0	0	8
April 2012	6	0	0	0	0	0	0	0	6
Morinville Town									
April 2013	7	0	4	0	0	0	0	0	11
April 2012	11	0	0	0	0	0	0	0	11
Parkland County									
April 2013	41	0	0	0	0	0	0	0	41
April 2012	20	0	0	0	0	0	0	0	20
Spruce Grove City									
April 2013	30	30	15	0	4	0	0	0	79
April 2012	15	4	0	0	2	0	0	0	21
St. Albert City									
April 2013	9	0	0	0	0	0	0	0	9
April 2012	14	0	0	0	0	0	0	0	14
Stony Plain Town									
April 2013	11	6	0	0	0	0	0	0	17
April 2012	5	0	0	0	0	0	0	0	5
Strathcona County									
April 2013	18	2	0	0	12	0	0	0	32
April 2012	27	8	0	0	6	0	0	0	41
Sturgeon County									
April 2013	15	0	0	0	0	0	0	0	15
April 2012	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
April 2013	7	0	0	0	0	0	0	0	7
April 2012	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2013	512	152	23	1	86	157	2	150	1,083
April 2012	385	86	0	5	83	10	0	0	569

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2013	345	114	15	0	80	265	n/a	n/a	819
April 2012	255	53	9	0	91	331	n/a	n/a	739
Beaumont Town									
April 2013	36	2	2	0	0	0	n/a	n/a	40
April 2012	22	2	0	0	3	0	n/a	n/a	27
Devon Town									
April 2013	0	0	0	0	1	0	n/a	n/a	1
April 2012	2	0	0	0	1	0	n/a	n/a	3
Fort Saskatchewan City									
April 2013	53	10	0	0	5	26	n/a	n/a	94
April 2012	48	11	0	1	17	39	n/a	n/a	116
Leduc City									
April 2013	34	20	0	0	1	17	n/a	n/a	72
April 2012	40	7	0	0	9	20	n/a	n/a	76
Leduc County									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
April 2013	17	0	2	0	15	0	n/a	n/a	34
April 2012	20	2	4	0	30	0	n/a	n/a	56
Parkland County									
April 2013	12	3	0	0	0	0	n/a	n/a	15
April 2012	13	3	0	0	0	0	n/a	n/a	16
Spruce Grove City									
April 2013	50	25	9	0	30	0	n/a	n/a	114
April 2012	31	10	9	1	25	24	n/a	n/a	100
St. Albert City									
April 2013	37	0	0	0	0	24	n/a	n/a	61
April 2012	31	0	0	0	0	37	n/a	n/a	68
Stony Plain Town									
April 2013	34	15	0	0	5	52	n/a	n/a	106
April 2012	22	2	0	0	4	57	n/a	n/a	85
Strathcona County									
April 2013	52	3	0	0	16	51	n/a	n/a	122
April 2012	56	6	0	0	21	0	n/a	n/a	83
Sturgeon County									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
April 2013	3	0	0	0	0	0	n/a	n/a	3
April 2012	2	2	0	0	4	1	n/a	n/a	9
Edmonton CMA									
April 2013	674	192	28	0	153	435	n/a	n/a	1,482
April 2012	550	98	22	2	205	509	n/a	n/a	1,386

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2013	279	105	1	1	49	140	n/a	n/a	575
April 2012	266	79	1	4	40	26	n/a	n/a	416
Beaumont Town									
April 2013	23	8	3	0	0	0	n/a	n/a	34
April 2012	15	0	0	0	14	0	n/a	n/a	29
Devon Town									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
April 2013	22	2	0	0	1	2	n/a	n/a	27
April 2012	21	2	0	0	0	1	n/a	n/a	24
Leduc City									
April 2013	19	11	0	0	0	0	n/a	n/a	30
April 2012	13	16	0	0	0	0	n/a	n/a	29
Leduc County									
April 2013	9	0	0	0	0	0	n/a	n/a	9
April 2012	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
April 2013	5	0	2	0	0	0	n/a	n/a	7
April 2012	9	0	1	0	0	0	n/a	n/a	10
Parkland County									
April 2013	40	1	0	0	0	0	n/a	n/a	41
April 2012	21	0	0	0	0	0	n/a	n/a	21
Spruce Grove City									
April 2013	23	27	23	0	8	0	n/a	n/a	81
April 2012	22	5	1	0	0	0	n/a	n/a	28
St. Albert City									
April 2013	10	0	0	0	0	0	n/a	n/a	10
April 2012	16	0	0	0	0	0	n/a	n/a	16
Stony Plain Town									
April 2013	7	3	0	0	0	0	n/a	n/a	10
April 2012	6	1	0	0	3	0	n/a	n/a	10
Strathcona County									
April 2013	21	2	0	0	15	9	n/a	n/a	47
April 2012	31	7	0	0	6	0	n/a	n/a	44
Sturgeon County									
April 2013	15	0	0	0	0	0	n/a	n/a	15
April 2012	17	0	0	0	0	0	n/a	n/a	17
Remainder of the CMA									
April 2013	10	0	0	0	0	0	n/a	n/a	10
April 2012	9	0	0	0	0	0	n/a	n/a	9
Edmonton CMA									
April 2013	484	159	29	1	73	151	n/a	n/a	897
April 2012	450	110	3	4	63	27	n/a	n/a	657

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Edmonton City	412	313	138	138	98	59	670	59	1,318	569	131.6
Beaumont Town	11	13	0	0	0	3	0	0	11	16	-31.3
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	8	35	0	8	0	4	0	0	8	47	-83.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	24	28	8	18	7	12	0	0	39	58	-32.8
Leduc County	10	3	0	0	0	0	0	0	10	3	**
Morinville Town	3	6	0	0	3	0	0	0	6	6	0.0
Parkland County	11	2	0	0	0	0	0	0	11	2	**
Spruce Grove City	19	22	6	16	4	8	0	0	29	46	-37.0
St. Albert City	8	20	0	0	0	0	0	118	8	138	-94.2
Stony Plain Town	14	4	6	2	0	0	0	0	20	6	**
Strathcona County	29	34	0	14	3	15	0	0	32	63	-49.2
Sturgeon County	9	7	0	0	0	0	0	0	9	7	28.6
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
Edmonton CMA	560	493	158	196	115	101	670	177	1,503	967	55.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,202	1,001	450	420	365	217	1,379	542	3,396	2,180	55.8
Beaumont Town	42	39	14	8	20	3	0	0	76	50	52.0
Calmar Town	2	4	0	0	0	0	0	0	2	4	-50.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	60	72	12	26	0	4	0	0	72	102	-29.4
Gibbons Town	3	2	0	0	0	0	0	0	3	2	50.0
Leduc City	85	87	38	46	7	12	0	0	130	145	-10.3
Leduc County	21	14	0	0	0	0	0	0	21	14	50.0
Morinville Town	11	16	2	2	11	0	0	0	24	18	33.3
Parkland County	25	30	2	2	0	0	0	0	27	32	-15.6
Spruce Grove City	48	71	28	34	24	35	143	0	243	140	73.6
St. Albert City	39	58	0	0	0	0	72	118	111	176	-36.9
Stony Plain Town	27	37	18	16	0	0	0	0	45	53	-15.1
Strathcona County	96	111	40	38	11	27	0	46	147	222	-33.8
Sturgeon County	21	23	0	0	0	0	0	0	21	23	-8.7
Remainder of the CMA	3	11	0	0	0	0	31	0	34	11	**
Edmonton CMA	1,685	1,576	604	592	438	298	1,625	706	4,352	3,172	37.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Edmonton City	82	59	16	0	540	59	130	0
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	12	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	118
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	15	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	99	101	16	0	540	59	130	118

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	349	213	16	4	991	67	388	475
Beaumont Town	20	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	12	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	24	35	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	0	118
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	11	27	0	0	0	46	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	422	294	16	4	1,094	113	531	593

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Edmonton City	578	451	594	118	146	0	1,318	569
Beaumont Town	11	16	0	0	0	0	11	16
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	47	0	0	0	0	8	47
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	32	46	7	12	0	0	39	58
Leduc County	10	3	0	0	0	0	10	3
Morinville Town	6	6	0	0	0	0	6	6
Parkland County	11	2	0	0	0	0	11	2
Spruce Grove City	29	46	0	0	0	0	29	46
St. Albert City	8	20	0	0	0	118	8	138
Stony Plain Town	20	6	0	0	0	0	20	6
Strathcona County	29	42	3	21	0	0	32	63
Sturgeon County	9	7	0	0	0	0	9	7
Remainder of the CMA	1	5	0	0	0	0	1	5
Edmonton CMA	753	698	604	151	146	118	1,503	967

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,733	1,433	1,259	268	404	479	3,396	2,180
Beaumont Town	76	50	0	0	0	0	76	50
Calmar Town	2	4	0	0	0	0	2	4
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	70	98	2	4	0	0	72	102
Gibbons Town	3	2	0	0	0	0	3	2
Leduc City	123	133	7	12	0	0	130	145
Leduc County	21	14	0	0	0	0	21	14
Morinville Town	20	18	4	0	0	0	24	18
Parkland County	27	32	0	0	0	0	27	32
Spruce Grove City	100	128	0	12	143	0	243	140
St. Albert City	39	58	72	0	0	118	111	176
Stony Plain Town	45	53	0	0	0	0	45	53
Strathcona County	122	133	25	89	0	0	147	222
Sturgeon County	21	23	0	0	0	0	21	23
Remainder of the CMA	3	11	31	0	0	0	34	11
Edmonton CMA	2,405	2,190	1,400	385	547	597	4,352	3,172

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Edmonton City	298	219	102	72	66	43	307	10	773	344	124.7
Beaumont Town	28	10	8	0	4	16	0	0	40	26	53.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	21	24	0	2	0	0	0	0	21	26	-19.2
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	20	12	10	16	0	0	0	0	30	28	7.1
Leduc County	8	6	0	0	0	0	0	0	8	6	33.3
Morinville Town	7	11	0	0	4	0	0	0	11	11	0.0
Parkland County	41	20	0	0	0	0	0	0	41	20	105.0
Spruce Grove City	30	15	30	6	19	0	0	0	79	21	**
St. Albert City	9	14	0	0	0	0	0	0	9	14	-35.7
Stony Plain Town	11	5	6	0	0	0	0	0	17	5	**
Strathcona County	18	27	4	10	10	4	0	0	32	41	-22.0
Sturgeon County	15	17	0	0	0	0	0	0	15	17	-11.8
Remainder of the CMA	5	8	0	0	0	0	0	0	5	8	-37.5
Edmonton CMA	513	390	160	106	103	63	307	10	1,083	569	90.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,070	1,062	496	336	232	147	1,126	306	2,924	1,851	58.0
Beaumont Town	69	32	10	6	4	16	0	0	83	54	53.7
Calmar Town	7	1	0	0	8	0	0	0	15	1	**
Devon Town	0	4	0	0	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	73	62	18	28	4	0	0	71	95	161	-41.0
Gibbons Town	8	7	0	0	0	0	0	0	8	7	14.3
Leduc City	87	34	32	20	8	4	0	127	127	185	-31.4
Leduc County	25	26	0	0	0	0	0	0	25	26	-3.8
Morinville Town	15	27	0	4	4	28	0	0	19	59	-67.8
Parkland County	52	47	0	2	0	0	0	0	52	49	6.1
Spruce Grove City	67	48	56	42	55	8	202	0	380	98	**
St. Albert City	52	59	0	0	0	0	39	0	91	59	54.2
Stony Plain Town	28	29	18	4	4	0	0	0	50	33	51.5
Strathcona County	84	106	14	24	36	18	0	0	134	148	-9.5
Sturgeon County	51	46	0	0	0	0	0	0	51	46	10.9
Remainder of the CMA	13	14	0	0	0	4	0	0	13	18	-27.8
Edmonton CMA	1,701	1,604	644	466	355	225	1,367	504	4,067	2,799	45.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Edmonton City	66	43	0	0	157	10	150	0
Beaumont Town	4	16	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	19	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	103	63	0	0	157	10	150	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	220	143	12	4	516	179	610	127
Beaumont Town	4	16	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	4	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	28	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	55	8	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	39	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	36	18	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	335	221	20	4	516	179	851	325

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Edmonton City	393	273	228	71	152	0	773	344
Beaumont Town	40	10	0	16	0	0	40	26
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	21	23	0	3	0	0	21	26
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	30	28	0	0	0	0	30	28
Leduc County	8	6	0	0	0	0	8	6
Morinville Town	11	11	0	0	0	0	11	11
Parkland County	41	20	0	0	0	0	41	20
Spruce Grove City	75	19	4	2	0	0	79	21
St. Albert City	9	14	0	0	0	0	9	14
Stony Plain Town	17	5	0	0	0	0	17	5
Strathcona County	20	35	12	6	0	0	32	41
Sturgeon County	15	17	0	0	0	0	15	17
Remainder of the CMA	5	8	0	0	0	0	5	8
Edmonton CMA	687	471	244	98	152	0	1,083	569

Table 3.5: Completions by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,558	1,357	740	361	626	133	2,924	1,851
Beaumont Town	83	38	0	16	0	0	83	54
Calmar Town	7	1	0	0	8	0	15	1
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	92	87	3	3	0	71	95	161
Gibbons Town	8	7	0	0	0	0	8	7
Leduc City	119	54	8	4	0	127	127	185
Leduc County	25	26	0	0	0	0	25	26
Morinville Town	19	33	0	24	0	2	19	59
Parkland County	52	49	0	0	0	0	52	49
Spruce Grove City	158	69	20	29	202	0	380	98
St. Albert City	52	59	0	0	39	0	91	59
Stony Plain Town	46	33	4	0	0	0	50	33
Strathcona County	88	122	46	26	0	0	134	148
Sturgeon County	51	46	0	0	0	0	51	46
Remainder of the CMA	13	14	0	4	0	0	13	18
Edmonton CMA	2,371	1,999	821	467	875	333	4,067	2,799

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2013	34	12.4	112	40.7	77	28.0	25	9.1	27	9.8	275	436,075	514,956
April 2012	32	12.2	96	36.5	80	30.4	21	8.0	34	12.9	263	455,628	496,080
Year-to-date 2013	107	10.9	392	40.0	282	28.7	92	9.4	108	11.0	981	448,000	508,719
Year-to-date 2012	130	12.3	419	39.6	265	25.0	88	8.3	157	14.8	1,059	444,300	504,728
Beaumont Town													
April 2013	0	0.0	8	34.8	7	30.4	6	26.1	2	8.7	23	519,682	516,813
April 2012	0	0.0	5	33.3	8	53.3	2	13.3	0	0.0	15	480,900	482,300
Year-to-date 2013	1	1.7	24	40.7	18	30.5	14	23.7	2	3.4	59	475,000	488,471
Year-to-date 2012	0	0.0	20	46.5	14	32.6	7	16.3	2	4.7	43	472,500	482,219
Calmar Town													
April 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Fort Saskatchewan City													
April 2013	4	19.0	11	52.4	4	19.0	1	4.8	1	4.8	21	415,000	432,324
April 2012	2	10.0	15	75.0	2	10.0	1	5.0	0	0.0	20	402,850	414,630
Year-to-date 2013	7	9.3	44	58.7	15	20.0	4	5.3	5	6.7	75	429,000	452,313
Year-to-date 2012	5	7.7	46	70.8	9	13.8	4	6.2	1	1.5	65	405,500	426,169
Gibbons Town													
April 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
April 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Leduc City													
April 2013	1	5.3	8	42.1	8	42.1	1	5.3	1	5.3	19	461,000	476,006
April 2012	3	23.1	4	30.8	3	23.1	2	15.4	1	7.7	13	420,000	469,525
Year-to-date 2013	19	22.1	33	38.4	23	26.7	8	9.3	3	3.5	86	425,800	441,198
Year-to-date 2012	9	23.7	13	34.2	7	18.4	6	15.8	3	7.9	38	433,450	467,579
Leduc County													
April 2013	2	22.2	0	0.0	4	44.4	1	11.1	2	22.2	9	--	--
April 2012	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2013	4	16.0	4	16.0	7	28.0	4	16.0	6	24.0	25	538,500	527,495
Year-to-date 2012	5	21.7	9	39.1	4	17.4	1	4.3	4	17.4	23	429,780	455,245
Morinville Town													
April 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
April 2012	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2013	0	0.0	14	93.3	1	6.7	0	0.0	0	0.0	15	416,000	404,553
Year-to-date 2012	5	20.8	15	62.5	4	16.7	0	0.0	0	0.0	24	399,900	403,654

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2013	1	11.1	0	0.0	0	0.0	1	11.1	7	77.8	9	--	--
April 2012	0	0.0	0	0.0	2	25.0	0	0.0	6	75.0	8	--	--
Year-to-date 2013	2	11.1	2	11.1	1	5.6	3	16.7	10	55.6	18	750,000	675,133
Year-to-date 2012	3	14.3	1	4.8	2	9.5	0	0.0	15	71.4	21	762,300	749,543
Spruce Grove City													
April 2013	0	0.0	12	52.2	9	39.1	2	8.7	0	0.0	23	443,517	449,085
April 2012	1	4.8	10	47.6	7	33.3	3	14.3	0	0.0	21	439,900	457,843
Year-to-date 2013	6	10.2	22	37.3	19	32.2	8	13.6	4	6.8	59	451,063	469,661
Year-to-date 2012	6	10.9	24	43.6	17	30.9	7	12.7	1	1.8	55	439,900	454,491
St. Albert City													
April 2013	0	0.0	1	12.5	5	62.5	1	12.5	1	12.5	8	--	--
April 2012	0	0.0	2	13.3	7	46.7	3	20.0	3	20.0	15	530,200	555,840
Year-to-date 2013	0	0.0	7	14.3	19	38.8	7	14.3	16	32.7	49	535,000	594,959
Year-to-date 2012	0	0.0	8	13.3	26	43.3	13	21.7	13	21.7	60	539,900	571,832
Stony Plain Town													
April 2013	1	14.3	4	57.1	1	14.3	0	0.0	1	14.3	7	--	--
April 2012	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	3	13.0	13	56.5	5	21.7	0	0.0	2	8.7	23	417,000	451,827
Year-to-date 2012	5	20.0	14	56.0	5	20.0	0	0.0	1	4.0	25	400,481	409,393
Strathcona County													
April 2013	1	5.6	1	5.6	12	66.7	1	5.6	3	16.7	18	500,500	773,510
April 2012	1	3.3	7	23.3	8	26.7	5	16.7	9	30.0	30	520,000	613,833
Year-to-date 2013	3	3.1	21	21.9	35	36.5	16	16.7	21	21.9	96	510,000	638,887
Year-to-date 2012	2	1.8	20	18.2	33	30.0	22	20.0	33	30.0	110	547,500	641,486
Sturgeon County													
April 2013	0	0.0	1	6.7	5	33.3	4	26.7	5	33.3	15	620,000	608,333
April 2012	10	58.8	0	0.0	2	11.8	4	23.5	1	5.9	17	320,000	397,353
Year-to-date 2013	3	5.9	6	11.8	17	33.3	13	25.5	12	23.5	51	540,000	634,804
Year-to-date 2012	12	27.9	5	11.6	7	16.3	9	20.9	10	23.3	43	490,000	540,116
Remainder of the CMA													
April 2013	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	--	--
April 2012	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2013	5	45.5	3	27.3	0	0.0	2	18.2	1	9.1	11	350,000	408,400
Year-to-date 2012	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	--	--
Edmonton CMA													
April 2013	49	11.1	163	36.9	135	30.5	44	10.0	51	11.5	442	451,082	521,842
April 2012	53	12.4	152	35.6	123	28.8	42	9.8	57	13.3	427	455,689	499,525
Year-to-date 2013	170	10.9	588	37.6	444	28.4	171	10.9	190	12.2	1,563	451,700	512,959
Year-to-date 2012	191	12.0	602	37.9	395	24.9	158	10.0	241	15.2	1,587	450,000	509,208

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	514,956	496,080	3.8	508,719	504,728	0.8
Beaumont Town	516,813	482,300	7.2	488,471	482,219	1.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	432,324	414,630	4.3	452,313	426,169	6.1
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	476,006	469,525	1.4	441,198	467,579	-5.6
Leduc County	--	--	n/a	527,495	455,245	15.9
Morinville Town	--	--	n/a	404,553	403,654	0.2
Parkland County	--	--	n/a	675,133	749,543	-9.9
Spruce Grove City	449,085	457,843	-1.9	469,661	454,491	3.3
St. Albert City	--	555,840	n/a	594,959	571,832	4.0
Stony Plain Town	--	--	n/a	451,827	409,393	10.4
Strathcona County	773,510	613,833	26.0	638,887	641,486	-0.4
Sturgeon County	608,333	397,353	53.1	634,804	540,116	17.5
Remainder of the CMA	--	--	n/a	408,400	--	n/a
Edmonton CMA	521,842	499,525	4.5	512,959	509,208	0.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	337,551
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	344,033
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	348,916
	April	1,838	-1.9	1,425	3,213	2,436	58.5	349,047	3.7	339,408
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	YTD 2012	5,657	10.0		11,563			331,823	3.1	
	YTD 2013	5,859	3.6		10,508			341,574	2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14		129.0	701	4.4	72.1	1,038
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
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